

for sale

£280,000 Freehold



St. Marys Road Smethwick B67 5DG

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# Property Details

## Ground Floor

### Lounge/Dining Room 32' 2" x 13' 8" ( 9.80m x 4.17m )

Having a double-glazed bow window to the front aspect, ceiling light points, radiators, carpeted floor, door leading out to rear garden.

### Hall

With a door leading out to the rear garden, ceiling light point, stairs rising to first floor.

### Kitchen 17' 1" x 8' 5" ( 5.21m x 2.57m )

Fitted kitchen with range of wall and base units, sink with drainer and mixer tap, integrated five ring gas hob, cooker hood, ceiling light point, central heating boiler, part tiled walls, lino flooring, double-glazed window to side aspect, storage cupboard, and access to bathroom.

### Bathroom 6' 5" x 8' 5" ( 1.96m x 2.57m )

Having an obscured double-glazed window to the side aspect, W.C, bath with overhead shower, vanity hand wash basin, tiled floor, tiled walls, and ceiling light point. and radiator.

### Garden

Private fenced garden.

## First Floor

### Landing

Ceiling light point, radiator, ceiling light point, and access unto;

### Bedroom Two 15' 4" x 12' 1" ( 4.67m x 3.68m )

Having double-glazed windows to the front aspect, carpeted floor, radiator, and ceiling light.

### Study 5' 5" x 11' 4" ( 1.65m x 3.45m )

Carpeted floor, radiator, and ceiling light.

### Bedroom Three 12' 8" x 13' 1" ( 3.86m x 3.99m )

Having a double-glazed window to the rear aspect, carpeted floor, radiator, and ceiling light.

### Shower Room

Having an obscured double-glazed window to the side aspect, shower cubicle, W.C, radiator, and ceiling light.

## Second Floor

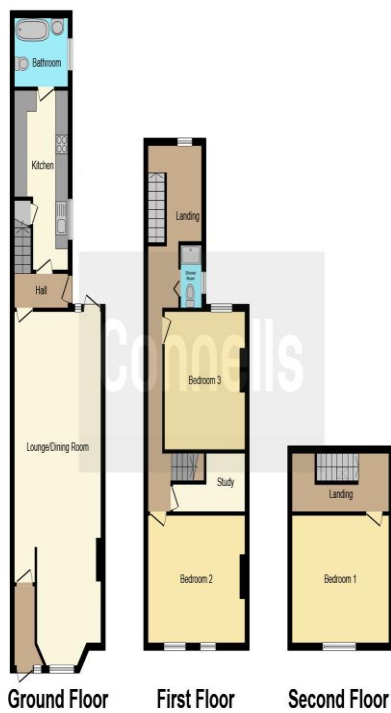
### Landing

Ceiling light point and access unto;

### Bedroom One 15' 4" x 12' 1" ( 4.67m x 3.68m )

Having a double-glazed window to the front aspect, carpeted floor, radiator, and ceiling light.





To view this property please contact Connells on

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 SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA310322 - 0004

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